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THE ANDHRA PRADESH GAZETTE

PART I EXTRAORDINARY

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NOTIFICATIONS BY GOVERNMENT

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MUNICIPAL ADMINISTRATION & URBAN DEVELOPMENT DEPARTMENT (H2)

DRAFT VARIATION TO THE CHANGE OF LAND USE FROM OPEN SPACE AND RECREATIONAL USE TO RESIDENTIAL USE IN SY.NO.28/2 OF KOMMADI (V), VISAKAPATNAM RURAL MANDAL TO AN EXTENT OF AC. 8.88 CTS.

[Memo.No.247026/H2/2016-2, Municipal Administration & Urban Development (H2) Department, 5th August, 2016]

The following Draft Variation to the land use envisaged in the Master Plan of Visakhapatnam which was sanctioned in G.O.Ms.No.345, Municipal Administration & Urban Development (H2) Department, Dated:30.06.2006, is proposed in exercise of the powers conferred by Sub-section (1) of Section 15 of Andhra Pradesh Metropolitan Region and Urban Development Authority Act,2016.

Notice is hereby given that the draft will be taken into consideration after expiry of fifteen (15) days from the date of publication of the notification in the Andhra Pradesh Gazette and that any objections or suggestions which may be received from any person with respect thereto before expiry of said period will be considered by the Government of Andhra Pradesh. Objections or suggestions should be addressed to the Visakhapatnam Urban Development Authority / Municipal Administration and Urban Development Department, Andhra Pradesh Secretariat, Hyderabad.

<u>DRAFT VARIATION</u>

The site falling in T. Survey No.28/2 of Kommadi (V), Visakhapatnam Rural Mandal, Visakhapatnam District and measuring an area of Ac.8.88 Cents. The boundaries of which are given in the schedule below, which was earmarked for Open space and Recreational Use in Zonal Development Plan of Visakhapatnam sanctioned in G.O.Ms.No.345, Municipal Administration & Urban Development (H2) Department, Dated:30.06.2006 is now proposed to be designated as Residential Use by variation of change of land use, which was shown in Visakhapatnam Zonal Development Plan and which is available in the office of the Visakhapatnam Urban Development Authority, Visakhapatnam, subject to the following conditions; namely:-

1. The applicant shall pay the development / conversion charges to the Visakhapatnam Urban Development Authority;
2. The applicant shall hand over the land required for formation of 80 feet Master Plan Road to GVMC/ VUDA at free of cost by way of gift deed;
3. That the applicant shall obtain approval of building plans for construction of buildings from Greater Visakhapatnam Municipal Corporation, Visakhapatnam duly paying necessary charges to Greater Visakhapatnam Municipal Corporation, Visakhapatnam and Visakhapatnam Urban Development Authority, Visakhapatnam as per rules in force;
4. The title and Urban Land Ceiling / Agricultural Land Ceiling aspect shall be scrupulously examined by the concerned authorities i.e., Visakhapatnam Urban Development Authority/Greater Visakhapatnam Municipal Corporation before issue of building permission / development permission, and it must be ensured that the best financial interests of the Government are preserved;
5. The owners / applicants are solely responsible for any misrepresentation with regard to ownership / title, Urban Land Ceiling Clearances etc. The owners / applicants shall be responsible for any damage claimed by any one on account of change of land use proposed;
6. The change of land use shall not be used as the sole reason for obtaining exemption from the provisions of Urban Land Ceiling Act, 1976. The change of land use shall not be used as the proof of any title of the land;
7. The above change of land use is subject to the condition that may be applicable under the Urban Land Ceiling, Act, 1976 and A.P. Agriculture Ceiling Act.; and
8. Any other conditions as may be imposed by Vice Chairman, Visakhapatnam Urban Development Authority, Visakhapatnam.

SCHEDULE OF BOUNDARIES

North : Vacant land in Sy.No.28/1 of Kommadi
East : Vacant land in Sy.No.7 of Kommadi
South : Existing 40’ wide approached road formed for EWS Layout
West : Vacant land in Sy.No.28/1 of Kommadi

R. KARIKAL VALAVEN,
PRINCIPAL SECRETARY TO GOVERNMENT